

Hammock Dunes Owners' Association, Inc.
Board of Administrators Meeting Minutes
November 13, 2023

Call to Order:

The duly noticed monthly Board Meeting was called to order by Mr. Greg Davis at 10:00am, via Zoom teleconferencing only.

Board Members Present:

Greg Davis, Andy Tynes, George Bagnall, Michael Heller, Mark Larmore, Ron Foudray, Eric Lutker, Jinny Crum-Jones and Phillip Dolamore

Board Members Absent:

Hammock Dunes Club Present: John Langhauser

Community Management Present: Travis Houk and Brie Cunniff of Southern States Management Group

Opening Comments, Greg Davis/Travis Houk:

Mr. Davis and Mr. Houk provided opening statements including welcoming the Board and audience members to the Board Meeting. Requests for audience participation were solicited.

Finance Committee:

FY 2024 Budget Adoption

- Hammock Dunes Owners' Association (HDOA)
 - Mr. Larmore went over the changes to the HDOA FY 2024 budget.
 - The operating budget for FY 2024 would be just under \$3.5 million.
 - The monthly assessment would be increasing from \$229 to \$244 a month beginning January 1, 2024.
 - Mr. Larmore noted all major contracts were increasing in 2024; however some of the cost was offset by the higher rent for the Two Camino Office. Further, the income of \$280,000 to subsidize dune loan payments was not included which contributed to most of the assessment increase.
 - The HDOA may have to revisit the 2024 assessments and legal contribution contingent upon the pending pre-suit mediation with the Island Estates Neighborhood Association (IENA) and other legal matters.
 - Mr. Foudray had a question/concern regarding the bridge reserves. Mr. Foudray requested the bridge reserves to reflect seven bridges, not four bridges that were addressed in the November 7, 2022 Reserve Study. There was discussion about bridges and how many should be included in the budget.
- **ON A MOTION MADE BY MR. RON FOUDRAY, seconded by Mr. Andy Tynes, the Board voted to remove any reference to the number of bridges or specifically identify bridges and reference the reserves to cover all bridges in Hammock Dunes for the \$200,000 reserve amount.**

- **Discussion**
 - Mr. Bagnall voiced that if all bridges were added he would not be able to approve the budget.
 - Ms. Crum-Jones mentioned that it would not be a question of ownership but cost allocation.
 - Mr. Foudray agreed with the \$200,000 amount for the bridge reserves but should not limit the number of bridges.
 - Mr. Heller wanted the minutes to reflect that if the Board adopted the motion as written, it would not constitute an adjudication over the question as to the number of bridges being reserved for.
 - The Board had further discussion about how to reserve for the bridges.

- **Back to the Motion for a vote: ON A MOTION MADE BY MR. RON FOUFRAY, seconded by Mr. Andy Tynes, to remove any reference to the number of bridges or specifically identify bridges and reference the reserve to cover all bridges in Hammock Dunes for the \$200,000 reserve amount. On a role call vote, Mr. Ron Foudray, Mr. Andy Tynes and Dr. Eric Lutker voted in favor, with Mr. Michael Heller, Mr. Phillip Dolamore, Ms. Jinny Crum-Jones, Mr. George Bagnall, Mr. Mark Larmore and Mr. Greg Davis voted not in favor, the motion failed.**

- **ON A MOTION MADE BY MR. MARK LARMORE, seconded by Mr. Phillip Dolamore, the Board voted on whether to approve the HDOA FY 2024 operating budget as presented. On a role call vote, Mr. Michael Heller, Dr. Eric Lutker, Mr. Phillip Dolamore, Ms. Jinny Crum-Jones, Mr. George Bagnall, Mr. Mark Larmore and Mr. Greg Davis voted in favor, Mr. Ron Foudray voted not in favor and Mr. Andy Tynes abstained, the motion carried 7-1-1.**

- **Granada Estates Neighborhood Association (GENA)**
 - The GENA monthly assessments would increase from \$64 to \$66 beginning January 1, 2024.

- **ON A MOTION MADE BY MR. PHILLIP DOLAMORE, seconded by Mr. George Bagnall, the Board voted on whether to adopt the GENA FY 2024 operating budget as presented. On a role call vote, Mr. Michael Heller, Mr. Ron Foudray, Dr. Eric Lutker, Mr. Andy Tynes Mr. Phillip Dolamore, Ms. Jinny Crum-Jones, Mr. George Bagnall, Mr. Mark Larmore and Mr. Greg Davis voted in favor, the motion carried unanimously.**

- **Ocean Estates Neighborhood Association (OENA)**
 - OENA has three sub associations with their own budgets. All three sub associations are impacted by new walkover construction; one in each sub neighborhood at \$48,000 per new dune walkover.

- **ON A MOTION MADE BY MR. MARK LARMORE, seconded by Mr. Phillip Dolamore, the Board voted on whether to adopt the OENA FY 2024 operating budget as presented. On a role call vote, Mr. Michael Heller, Mr. Ron Foudray, Dr. Eric Lutker, Mr. Andy Tynes Mr. Phillip Dolamore, Ms. Jinny Crum-Jones, Mr. George Bagnall, Mr. Mark Larmore and Mr. Greg Davis voted in favor, the motion carried unanimously.**

Shoreline Committee Update, Greg Davis

- Mr. Davis gave an update regarding the Flagler County Beach Management plan. Part of the Beach Management plan would extend the dredge project from Flagler Beach to as far north as possible before potential hardbottom. Initially that would bring the dredge up to around R41-R45 (Comfort Station) with 40 cubic yards per linear foot of sand. From there dredged sand would be stockpiled around R43 south and mechanically placed on the dunes North of R45 up to Jungle Hut. The amount of sand for that portion has not been finalized but could potentially be 20 to 25 cubic yards per linear foot.
- The HDOA would need to modify their Joint Coastal Permit (JCP) to accommodate the dredge schedule for placement of sand on the HDOA shoreline.
- Olsen Engineering submitted a proposal for \$10,000 to begin the modification process of the permit. It may be up to \$50,000 depending on what the final scope would be to modify the project. There are funds in the budget for the cost.
- Mr. Davis requested that the Board approve the proposal from Olsen Associates. He also mentioned that Flagler County had requested an additional \$29 million for funding to complete the dredge project up to the St. John's County line to be decided in the next legislative session. The HDOA would be sending letters in support of Flagler County to receive the funding.
- **ON A MOTION MADE BY DR. ERIC LUTKER, seconded by Mr. George Bagnall, the Board voted on whether to approve the Olsen Associates \$10,000 agreement as presented. On a call to vote, with all in favor, the motion carried unanimously.**

Communications – Townsquare:

- Mr. Houk of SSMG, provided a demonstration to the Board regarding the Townsquare Communications Platform, which is a comprehensive communications suite of tools, including a smart phone application. SSMG has used this platform for a majority of their clients. The purpose of utilizing Townsquare would be to provide better communication resources including the use of new technology for Hammock Dunes owners, management, and the Board.

Approval of Minutes, October 16, 2023:

- **ON A MOTION MADE MR. PHILLIP DOLAMORE, seconded by Dr. Eric Lutker, the Board voted on whether to approve the October 16, 2023 minutes. On a call to vote, with all in favor the motion carried unanimously.**

Audience Comments

- Audience comments were addressed during the Board meeting to owners that signed up.

Adjournment:

- **ON A MOTION MADE BY MR. PHILLIP DOLAMORE, seconded by Mr. Mark Larmore, the Board voted on whether to adjourn the meeting. With a call to vote, all were in favor, the meeting adjourned at 12:00pm.**